

**WORKSHOP MINUTES
PLANNING AND ZONING COMMISSION
ZONING BOARD OF APPEALS
JUNE 8, 2016**

A joint Workshop of the **EAST HARTFORD PLANNING AND ZONING COMMISSION** and **ZONING BOARD OF APPEALS** was held in the Welling Conference Room, 740 Main Street, East Hartford, Connecticut on June 8, 2016.

CALL TO ORDER

The meeting was called to order at 7:34PM.

Present:

Planning and Zoning Commission

Peter Bonzani, Chair
John Ryan, Secretary
Paul J. Roczynski
Travis Simpson

Zoning Board of Appeals

Richard Torpey, Jr. Chair
Carol Noel (Alternate)
Caroline Torres (Alternate)

Absent:

Planning and Zoning Commission

Kathleen Salemi,
Mary Whaples, Vice Chair
Crystal Hernandez (Alternate)
Valentine Povinelli

Zoning Board of Appeals

Richard DeCrescenzo
David Repoli
James McElroy
Timothy Siggia
Eddie Camejo (Alternate)

Also Present:

Scott Chadwick, Corporation Counsel
Eileen Buckheit, Director of Development
Greg Grew, Director of Inspections and Permits
Gary Zalucki, Assistant Zoning Official
Jeffrey Cormier, Town Planner

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TOWN CLERK
EAST HARTFORD

Robert J. Paol

DISCUSSION OF PENDING LITIGATION, RECENT COURT DECISIONS, AND COMMISSION/BOARD ROLES AND RESPONSIBILITIES:

Scott Chadwick discussed the enabling statutes and roles of both the Planning and Zoning Commission and Zoning Board of Appeals in the land use application process. Planning and Zoning Commission responsibilities include drafting a Plan of Conservation and Development (POCD), reviewing subdivision applications, and creating land use policies/regulations that further the goals outlined in the POCD. The Zoning Board of Appeals serves as an appeals body for applicants seeking relief from the Zoning Regulations or determinations made by the Zoning Enforcement Officer.

When considering granting a variance, the Zoning Board of Appeals must follow statutory mandates for what constitutes an unusual difficulty or unreasonable hardship upon the applicant. State Statute, as well as the Zoning Regulations, outlines several conditions that all must be met to legally grant a variance.

Scott Chadwick also discussed a recent court decision (Susan Gale Kniep V. Zoning Board of Appeals for East Hartford) that overturned both the Zoning Board of Appeals variance granted for a catering facility at 30 Olde Roberts Street as well as the Planning and Zoning Commission special permit granted for the dispensing of alcohol at the catering facility.

ADJOURNMENT

The meeting adjourned at 8:42P.M.

Respectfully submitted,

Jeffrey Cormier, Town Planner